143.0	0009	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	671,200 / 671,200
					USE VALUE:	671,200 / 671,200
					ASSESSED:	671,200 / 671,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
128		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUURMAN EDWARD T & JOHANNA W
Owner 2:	
Owner 3:	
Street 1:	128 MT VERNON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GEOFFRION IRENE G -
Owner 2:	-
Street 1:	128 MOUNT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,986 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4986.000	215,500		455,700	671,200
Total Card	0.114	215,500		455,700	671,200
Total Parcel	0.114	215,500		455,700	671,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 559.33 | /Parcel: 559.3

Legal Description

User Acct 93473

GIS Ref

GIS Ref

Insp Date 06/06/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 143.0-0009-0018.0

!11176!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	215,600	0	4,986.	455,700	671,300	671,300	Year End Roll	12/18/2019
2019	101	FV	191,600	0	4,986.	427,200	618,800	618,800	Year End Roll	1/3/2019
2018	101	FV	190,700	0	4,986.	353,100	543,800	543,800	Year End Roll	12/20/2017
2017	101	FV	190,700	0	4,986.	324,700	515,400	515,400	Year End Roll	1/3/2017
2016	101	FV	190,700	0	4,986.	296,200	486,900	486,900	Year End	1/4/2016
2015	101	FV	180,400	0	4,986.	290,500	470,900	470,900	Year End Roll	12/11/2014
2014	101	FV	180,400	0	4,986.	270,000	450,400	450,400	Year End Roll	12/16/2013
2013	101	FV	180,400	0	4,986.	256,900	437,300	437,300		12/13/2012

PRINT

Date	Time
12/11/20	01:22:36

LAST REV

Date	Time
10/11/19	11:22:07
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11176

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GEOFFRION IRENE	32598 -253		2/16/2001	Family	330,000	No	No		
GEOFFRION IRENE	6521-411		10/24/2000	Family		No	No		
	6521-411		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2008	243	Manual	8,500	C		G9	GR FY09	build 8x 10 deck

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2019	Mail Update	MM	Mary M
6/6/2018	Inspected	BS	Barbara S
5/10/2018	MEAS&NOTICE	BS	Barbara S
11/18/2008	Meas/Inspect	345	PATRIOT
11/11/1999	Meas/Inspect	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	93473
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4986		Sq. Ft.	Site		0	80.	1.14	9									455,665						455,700	

Total AC/HA: 0.11446 | Total SF/SM: 4986 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 455,665 | Spl Credit | Total: 455,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	66300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	310174
Depreciation:	96154
Depreciated Total:	214020

COMMENTS

PDAS. OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

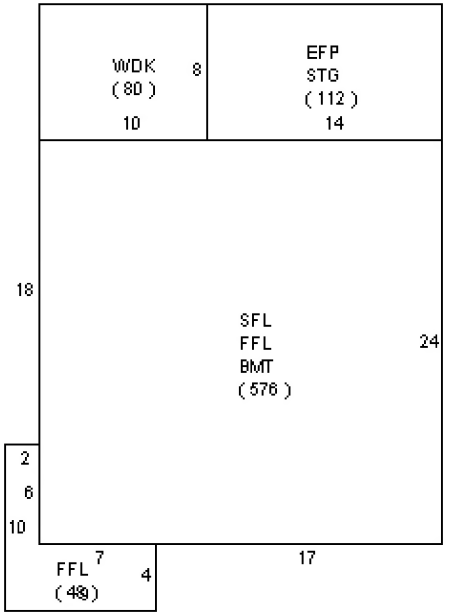
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	171.99
Special Features:	1500	Val/Su Net:	103.61
Final Total:	215500	Val/Su SzAd	179.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	624	171.990	107,322
BMT	Basement	576	51.600	29,720
SFL	Second Floor	576	171.990	99,066
EFP	Enclos Porch	112	50.500	5,656
STG	Storage	112	7.630	855
WDK	Deck	80	15.680	1,254

Net Sketched Area:	2,080			Total:	243,873
Size Ad	1200	Gross Are	2080	FinArea	1200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

143.0-0009-0018.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	S	1	8X10	G	GD	2008	20.00	T	6.6	101			1,500			1,500

More:	N	Total Yard Items:		Total Special Featues:	1,500
				Total:	1,500